

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	6			
Program Progress:							
% of Funds Committed	100.00 %	100.00 %	1	96.45 %	100	100	
% of Funds Disbursed	96.07 %	87.24 %	1	87.93 %	89	85	
Leveraging Ratio for Rental Activities	3.75	1.74	1	4.73	35	41	
% of Completed Rental Disbursements to All Rental Commitments***	89.49 %	94.17 %	4	83.38 %	36	33	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.72 %	69.60 %	3	70.15 %	57	54	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	63.56 %	81.23 %	6	80.67 %	7	10	
% of 0-30% AMI Renters to All Renters***	29.26 %	47.60 %	6	45.30 %	19	22	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.01 %	95.20 %	5	95.32 %	30	33	
Overall Ranking:			In State:	3 / 6	Nationally:	44 46	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$18,525	\$20,413		\$26,635	376 Units	48.30 %	
Homebuyer Unit	\$17,128	\$21,335		\$14,938	382 Units	49.10 %	
Homeowner-Rehab Unit	\$16,597	\$16,676		\$20,675	20 Units	2.60 %	
TBRA Unit	\$0	\$4,686		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$57,601	\$84,768	\$16,597
State:*	\$70,882	\$78,761	\$20,112
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ:	0.8 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.75

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	8.3	6.0	5.0	0.0	Single/Non-Elderly:	32.4	61.0	15.0	0.0
Black/African American:	91.4	94.0	95.0	0.0	Elderly:	11.1	1.8	65.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	38.5	18.6	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	10.5	16.0	5.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	7.5	2.4	15.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.3	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	0.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	25.8	18.3	65.0	0.0	Section 8:	8.6	0.3 [#]		
2 Persons:	31.0	24.1	15.0	0.0	HOME TBRA:	0.0			
3 Persons:	29.1	36.1	10.0	0.0	Other:	2.2			
4 Persons:	10.8	13.6	10.0	0.0	No Assistance:	89.2			
5 Persons:	2.2	5.2	0.0	0.0					
6 Persons:	1.1	1.8	0.0	0.0					
7 Persons:	0.0	0.3	0.0	0.0					
8 or more Persons:	0.0	0.5	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			82	

* The State average includes all local and the State PJs within that state

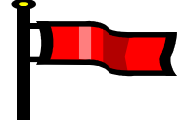
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery State: AL Group Rank: 44
 (Percentile)
 State Rank: 3 / 6 PJs Overall Rank: 46
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	89.49	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	76.72	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	63.56	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	96.01	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.66	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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